



## Westfield-Washington Township Board of Zoning Appeals (BZA)

Minutes of the Tuesday, January 10, 2023 BZA Meeting

*Presented for approval: February 14, 2023*

The Westfield-Washington Township Board of Zoning Appeals  
met at 7:00 p.m. on Tuesday, January 10, 2023 at Westfield City Hall.

Active Links for this meeting:

[January 10, 2023 BZA Agenda & Exhibits](#)

[January 10, 2023 YouTube Video](#)

### **OPENING OF MEETING**

[YouTube Time: 0:10](#)

#### **Roll Call**

**BZA Members Present In-Person:** Jeff Boller, Noble Hatfield, Victor McCarty, and Dave Schmitz.

**BZA Members Present Virtually:** Jeannine Fortier.

**BZA Members Absent:** None.

**City Staff Present:** Daine Crabtree, Senior Planner and Lauren Gillingham, Senior Planner.

**City Staff Present Virtually:** None

**Legal Counsel Present Virtually:** Ashley Ulbricht with Taft Stettinius & Hollister LLP.

### **ELECTION OF OFFICERS**

[YouTube Time: 0:36](#)

Motion: Nominate Dave Schmitz as BZA Chair for 2023.

Motion by: McCarty; Second: Boller. Motion passed. Vote 5-0.

Motion: Nominate Victor McCarty as BZA Vice-Chair for 2023.

Motion by: Boller; Second: Hatfield. Motion passed. Vote 5-0.

Motion: Nominate Jeannine Fortier as BZA Pro-Tempore for 2023.

Motion by: Hatfield; Second: Boller. Motion passed. Vote 5-0.

### **APPROVAL OF MINUTES**

Boller motioned to approve the December 13, 2022 Minutes.

[YouTube Time: 3:37](#)

McCarty seconded. Motion passed. Vote 5-0.

### **REVIEW RULES AND PROCEDURES**

Crabtree reviewed BZA rules and procedures.

### **ITEMS OF BUSINESS**

#### **2301-VS-01 [PUBLIC HEARING]**

[YouTube Time: 6:00](#)

##### **1549 Chatham Villages Boulevard / CHLL, LLC by V3 Companies**

The Petitioner requests a Variance of Development Standard to modify the required minimum number of parking spaces on 14.4 acres +/- in the Chatham Villages PUD (underlying UDO Article 6.14(G)(11)(c)).

(Planner: Lauren Gillingham – [lgillingham@westfield.in.gov](mailto:lgillingham@westfield.in.gov))

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2301-VS-01 opened at 7:09 p.m.

- No public comments.

Public Hearing for 2301-VS-01 closed at 7:11 p.m.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)

BZA comments / Petitioner responses.

McCarty motioned to approve 2301-VS-01 subject to the two recommended conditions stated in the motion.

Boller seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2301-VS-01.

Boller seconded. Motion passed. Vote 5-0.

### **2301-VU-01 [PUBLIC HEARING]**

[\*YouTube Time: 27:09\*](#)

#### **16708 Dean Road / Esler Properties, LLC by Morse & Bickel**

The Petitioner requests the temporary extension of existing Variances of Use to permit the following: 1) an auto service facility; 2) Outside Storage vehicles, boats and trailers; 3) Warehouse (inside storage); and 4) a Trucking Company; on 4.59 acres +/- in the EI: Enclosed Industrial District and U.S. Highway 31 Overlay District (Article 13.2).

(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))

Staff presentation / Petitioner presentation / BZA comments.

Public Hearing for 2301-VU-01 opened at 7:37 p.m.

- No public comments.

Public Hearing for 2301-VU-01 closed at 7:39 p.m.

BZA comments / Petitioner responses.

Hatfield motioned to approve 2301-VU-01 subject to the recommended conditions stated in the motion.

McCarty seconded. Motion passed. Vote 5-0.

Schmitz motioned to adopt Staff's Findings of Fact for 2301-VU-01.

Hatfield seconded. Motion passed. Vote 5-0.

### **ITEMS CONTINUED TO A FUTURE MEETING**

*No Continued Items.*

### **REPORTS/COMMENTS:**

[\*YouTube Time: 44:30\*](#)

- Plan Commission Liaison
- Community Development Department

### **ADJOURNMENT**

Boller motioned to adjourn the meeting. McCartney seconded. Motion passed. Vote 5-0.

The meeting adjourned at 7:46 p.m.

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## Signature Page for BZA Minutes for January 10, 2023

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Chairperson  
Dave Schmitz

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Secretary  
Kevin M. Todd, AICP  
Director